



**INDIA SME ASSET RECONSTRUCTION COMPANY LTD,**  
1<sup>st</sup> Floor, MSME Development Centre, Plot No- C-11, G- Block,  
BKC Complex, Bandra (E), Mumbai – 400051

**POSSESSION CUM SALE NOTICE OF IMMOVABLE PROPERTIES**  
**UNDER SARFAESI ACT, 2002**

**Whereas**

The Authorised Officer of the UCO Bank, under the Securitisation and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 herein after termed as SARFAESI Act 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 had issued demand notice on **18 March 2010** calling upon the borrowers / mortgagors of the secured interest as mentioned hereinafter to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s) / guarantor(s)/ Motgagor(s)/ Legal Heir(s) had failed to repay the said amount. The undersigned being the Authorised Officer of the India SME Asset Reconstruction Company Limited being the Assignee of the debt of Sree Mudranalaya Technology from UCO Bank (Original Lender & Assignor) by a Registered Agreement dated 18<sup>th</sup> April 2011 has taken possession of the property described herein below in exercise of powers conferred under Section 13(4) of the said Act read with Rule 9 on 15 Sep 2011. OFFERS are invited by the undersigned in sealed cover for purchase of immovable properties on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IS BASIS”** as per brief particulars given here under. The borrower(s) / guarantor(s) / mortgagor(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of India SME Asset Reconstruction Company Ltd. for an amount of **₹ 569.84 lacs** (Rupees Five Hundred Sixty Nine lacs and Eighty Four Thousand only) and interest thereon.

The details of the asset are as below;

Name of the Account	Description of the property	Reserve Price	Earnest Money Deposit (EMD)
Sree Mudranalaya Technology Pvt. Ltd.	Flat situated 200 Q S.P. Mukherjee Road, Ground Floor, Kolkata 7000___ and measuring 1900 sq, ft	<b>₹ 61 Lakh</b>	<b>₹ 6.1 Lakh</b>

**DETAILS OF OFFER (INCLUDING TERMS & CONDITIONS)**

1	Offer Letter and other detailed Terms and Conditions can be downloaded from <a href="http://www.isarc.in">www.isarc.in</a> or collected from <b>ASRE Services Pvt. Ltd.</b> 43/B, Suhasini Ganguli Sarani, Ground. Floor, Kolkata – 25, Ph - : 24191674 on and from <b>10 October 2011 to 15 October 2011</b> between 11 AM to 5.00 PM	
2	Date of Inspection at Site	On <b>13 and 14 October 2011</b> between 11.00 AM to 5.00 PM
3	Place for submission of Offer	The Offer can be submitted to ASRE Office Kolkata
4	Last Date for Submitting Offer	On <b>18 October 2011</b> up to 5.00 PM
5	Date, time & Place of Opening of Offer & Auction	<b>24 October 2011</b> at 12.00 Noon at ASRE, Kolkata
6	<b>Aforesaid Asset shall not be sold below the reserve price and Bid without EMD will summarily be rejected.</b>	
Interested parties may send / submit their OFFER for purchasing the said property in a sealed cover super scribed as <b>“Offer for purchase of “ 200 Q S.P. Mukherjee Road comprising of 1900 sq ft..”</b> along with Earnest Money Deposit which is refundable, if the offer is not successful and no interest shall be paid.		
The successful Offerer / Bidder shall pay Initial Deposit being 25% of the offer amount with in 2 days on the sale being confirmed in his favour after adjusting EMD as part payment and the balance amount within –10 – days without giving any further notice by ISARC. Amount of EMD and/or Initial Deposit as above shall be forfeited on failure to pay the amount as mentioned above.		
All payments shall be made by Demand Draft drawn in favour of <b>“ISARC-12/2010 -11 Trust”</b> payable at KOLKATA		
On compliance of the terms of sale, Authorised Officer shall issue <b>“CERTIFICATE OF SALE”</b> in accordance with the Rule 9(6) of the Security Interest (Enforcement) Rules, 2002 in favour of successful bidder / purchaser.		
Authorised Officer, ISARC has the absolute right and discretion to accept or reject any or all offer(s) or adjourn / postpone the sale without assigning any reason thereof.		
The SALE is subject to confirmation by Authorised Officer, ISARC (Secured Creditor)		
Date: <b>22 September 2011</b> Place: Kolkata	Sd/- Authorised Officer India SME Asset Reconstruction Company Ltd.	

To,

Authorized Officer  
India SME Asset Reconstruction Company Ltd  
MSME Development Center, C11 G Block  
Bandra Kurla Complex,  
Bandra (E)  
Mumbai 400 051

Dear Sir,

**Reg: Purchase of the residential premises** situated at 200 Q S.P. Mukherjee Road, Ground Floor,  
Kolkata 7000\_\_\_\_ and measuring 1900 sq, ft

This has reference to the advertisement published by ISARC in News paper dated 22<sup>nd</sup> Sep 2011 inviting offers for sale of assets of the above mentioned residential premises under Securitisation and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002)

1. I/We place our offer of ₹ \_\_\_\_\_ for the property at **All that part and parcel of the 200 Q S.P. Mukherjee Road, Ground Floor, Kolkata 7000\_\_\_\_** and measuring 1900 sq, ft
2. I/We enclose herewith Demand Draft No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ for Rs. \_\_\_\_\_ being EMD amount for property.
3. My/Our further details are as under:
  - 1) Name :-
  - 2) Address :-
  - 3) Telephone No. :-

Enclosed Please find the copies (any two) of the following documents as per KYC norms: PAN Card / Ration Card / Voter ID Card / Pass Port / Bank Pass Book with Photograph / Electricity Bill / Identity Card issued by Central Govt. / State Govt. / PSUs etc to its employees.

I/We have inspected /verified the property and am/are interested in purchasing the said assets on **“AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS”** . I/We have also read and gone through the terms and conditions of the Sale overleaf to this and the same are acceptable and binding to me/us.

Thanking you.

Yours faithfully,

( )  
Mobile:

Enclosure: 1)

2)



## INDIA SME ASSET RECONSTRUCTION COMPANY LTD,

First Floor, MSME Development Centre, Plot No- C-11, G- Block,  
Bandra Kurla Complex, Bandra (East), Mumbai 400 051

### TERMS AND CONDITIONS

1. Sale is subject to conditions prescribed in the Security Interest (Enforcement) Rules 2002.
2. If the borrower pays the amount out-standing to the ISARC before the date of sale, the sale is liable to be stopped.
3. The property shall not be sold below the Reserve price.
4. The property mortgaged to the bank is offered for sale on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IS BASIS”** The offerer may send their offer in sealed cover (super scribing the name of the property) along with Demand Draft in favour of **“ISARC-12/2010 -11 Trust”** being the Earnest Money Deposit (EMD). The offer not accompanied by Demand Draft of the requisite amount of the Earnest Money shall be rejected.
5. ISARC reserves the right to change the terms and condition of sale without any notice.
6. ISARC reserves the right to accept any offer or to reject all or any of them without assigning any reason. ISARC may call for open offer among the offerers on the day of opening of the offers or thereafter.
7. ISARC will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the government or anybody in respect of property under sale
8. The person or the offerer whose offer is accepted shall have to pay **25%** of purchase price as part payment (including EMD) with in 2 days to the ISARC and the balance purchase price shall have to be paid by the purchaser on or before **10<sup>th</sup>** day from the date on which the sale of property is confirmed by ISARC.
9. Authorised Officer, ISARC has the absolute right and discretion to accept or reject any or all offer(s) or adjourn / postpone the sale without assigning any reason thereof.
10. The cost of legal document, registration charges, stamp duty and transfer fee shall be borne by the purchaser.
11. ISARC shall have the right to forfeit the Earnest Money Deposit in case of failure by purchaser to pay the part of purchase price in time.
12. ISARC shall have the right to forfeit the Earnest Money Deposit and the part of purchase price in case of failure by purchaser to pay remaining balance purchase price in stipulated time.
13. The SALE is subject to confirmation by Authorised Officer, ISARC (Secured Creditor)
14. On compliance of the terms of sale, Authorised Officer shall issue **“CERTIFICATE OF SALE”** in accordance with the Rule 9(6) of the Security Interest (Enforcement) Rules, 2002 in favour of successful bidder / purchaser.
15. The possession of property will be handed over to the purchaser only on receipt of full and final payment.

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I/We have inspected /verified the property and being satisfied is/are interested in purchasing the said assets on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IS BASIS”** I/We have also read carefully and gone through the terms and conditions of the Sale (1-15) as mentioned above and the same are acceptable and binding to me/us.

I/We have enclosed the copies of .....  
documents as per KYC norms

Signature :

Date :